097.0	0001	0003.B	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	867,000	/	867,000
USE VALUE:	867,000	/	867,000
ASSESSED:	867,000	/	867,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAFFI JAMES C & JOAN M
Owner 2:	
Owner 3:	
Street 1:	55 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .437 Sq. Ft. of land mainly classified as Dev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	19030.000			867,000	867,000
Total Card	0.437			867,000	867,000
Total Parcel	0.437			867,000	867,000

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63291
GIS Ref	
GIS Ref	
Insp Date	10/18/99

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	130	FV		0	19,030.	867,000	867,000		Year end	12/23/2021
2021	130	FV		0	19,030.	867,000	867,000		Year End Roll	12/10/2020
2020	130	FV		0	19,030.	867,000	867,000	867,000	Year End Roll	12/18/2019
2019	130	FV		0	19,030.	867,000	867,000	867,000	Year End Roll	1/3/2019
2018	130	FV		0	19,030.	743,200	743,200	743,200	Year End Roll	12/20/2017
2017	130	FV		0	19,030.	693,600	693,600	693,600	Year End Roll	1/3/2017
2016	130	FV		0	19,030.	594,500	594,500	594,500	Year End	1/4/2016
2015	130	FV		0	19,030.	532,600	532,600	532,600	Year End Roll	12/11/2014

!7905!

PRINT

Date	Time
12/30/21	06:23:16

LAST REV

Date	Time
05/21/07	13:40:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7905

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13224-89		7/1/1977		144,000	No	No		Y

USER DEFINED

Prior Id # 1:	63291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2000	Hearing N/C	189	PATRIOT
10/18/1999	Vacant Lot	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	Dev. Land		19030		Sq. Ft.	Site		0	70.	0.65	4			Golf co	25					867,031						867,000	

Total AC/HA:	0.43687	Total SF/SM:	19030	Parcel LUC:	130	Dev. Land	Prime NB Desc	ARLINGTON	Total:	867,031	Spl Credit		Total:	867,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	0 - 1 St condo
(Liv) Units:	0 Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt: 0	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	
Depreciation:	
Depreciated Total:	

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	

Totals		
0		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:		Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

097.0-0001-0003.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: